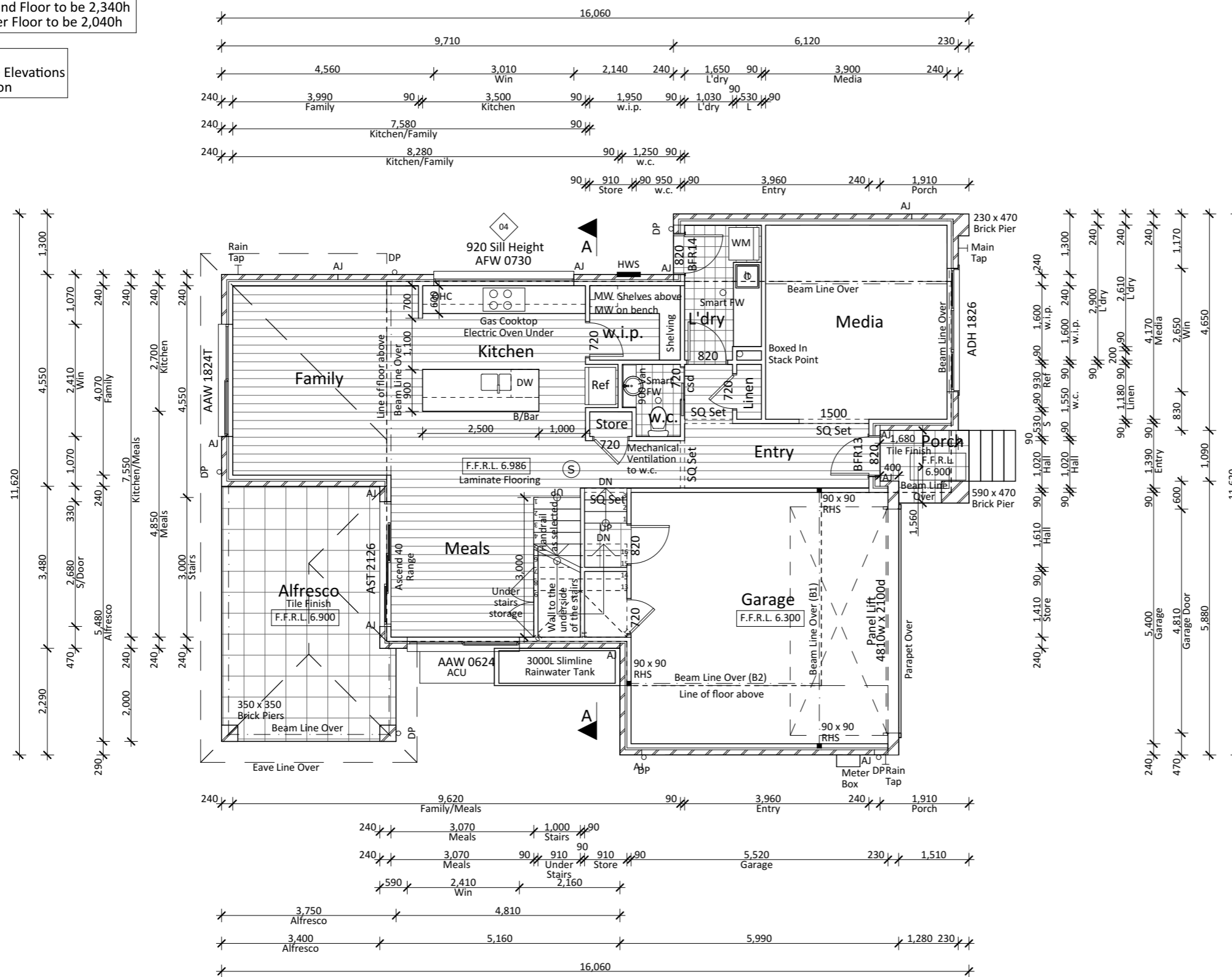


Note:
Fiberglass mesh fly screens
to all openable windows

Note:
Internal Doors to Ground Floor to be 2,340h
Internal Doors to Upper Floor to be 2,040h

Note:
BAL 29 to Front & Side Elevations
BAL 19 to Rear Elevation



Floor Area (m2)	
Porch	2.79
Balcony	5.93
Alfresco	19.33
Garage	37.31
Upper Living	84.02
Ground Living	93.22
	242.60 m²

Ground Floor Plan
1:100

- Legend:**
- ACU - Air Conditioning Unit
 - AJ - Articulation Joint
 - B/Bar - Breakfast Bar
 - BLO - Beam Line Over
 - DP - Downpipe
 - DW - Dishwasher
 - Ens - Ensuite
 - F/P - Fire Place
 - FW - Floor Waste
 - HWS - Hot Water System
 - L - Linen
 - LC - Laundry Chute
 - LOH - Lift off Hinge
 - LT - Laundry Tub
 - MH - Manhole
 - MW - Microwave Oven
 - OBS - Obscure
 - OHC - Over Head Cupboard
 - P - Pantry
 - R - Robe
 - RHS - Rolled Hollow Steel
 - S - Smoke Detector
 - Shr - Shower
 - TR - Towel Rail
 - Van - Vanity
 - w.i.l. - Walk in Linen
 - w.i.r. - Walk in Robe
 - w.i.p. - Walk in Pantry
 - w.c. - Wash Closet
 - WM - Washing Machine

- Notes:**
- Levels shown are approx and should be verified on site
 - Figured dimensions are to be taken in preference to scaling
 - All measurements are in mm unless otherwise stated
 - Window sizes are nominal only. Final window sizes by builder
 - Dimensions are to be verified on site by builder before commencement of work.
 - All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
 - Final AJ's to engineers specifications
 - Plus or minus 200mm to floor levels
 - Steel beam required if any openings have more than 6 courses of brickwork above

Icon Job Number: J0/390

Client Approval: _____ Date: _____



Job:
Proposed B/V Residence

LOT: 4 DP: 270907
**#75 Lorikeet Grove,
Warriewood**

Drawing:
Ground Floor Plan

Scale: **1:100** Date: **02-07-20**

Drawing No: **20003-6** Sheet: **3/10** Issue: **G**

House Design: Tampa 24 MODIFIED

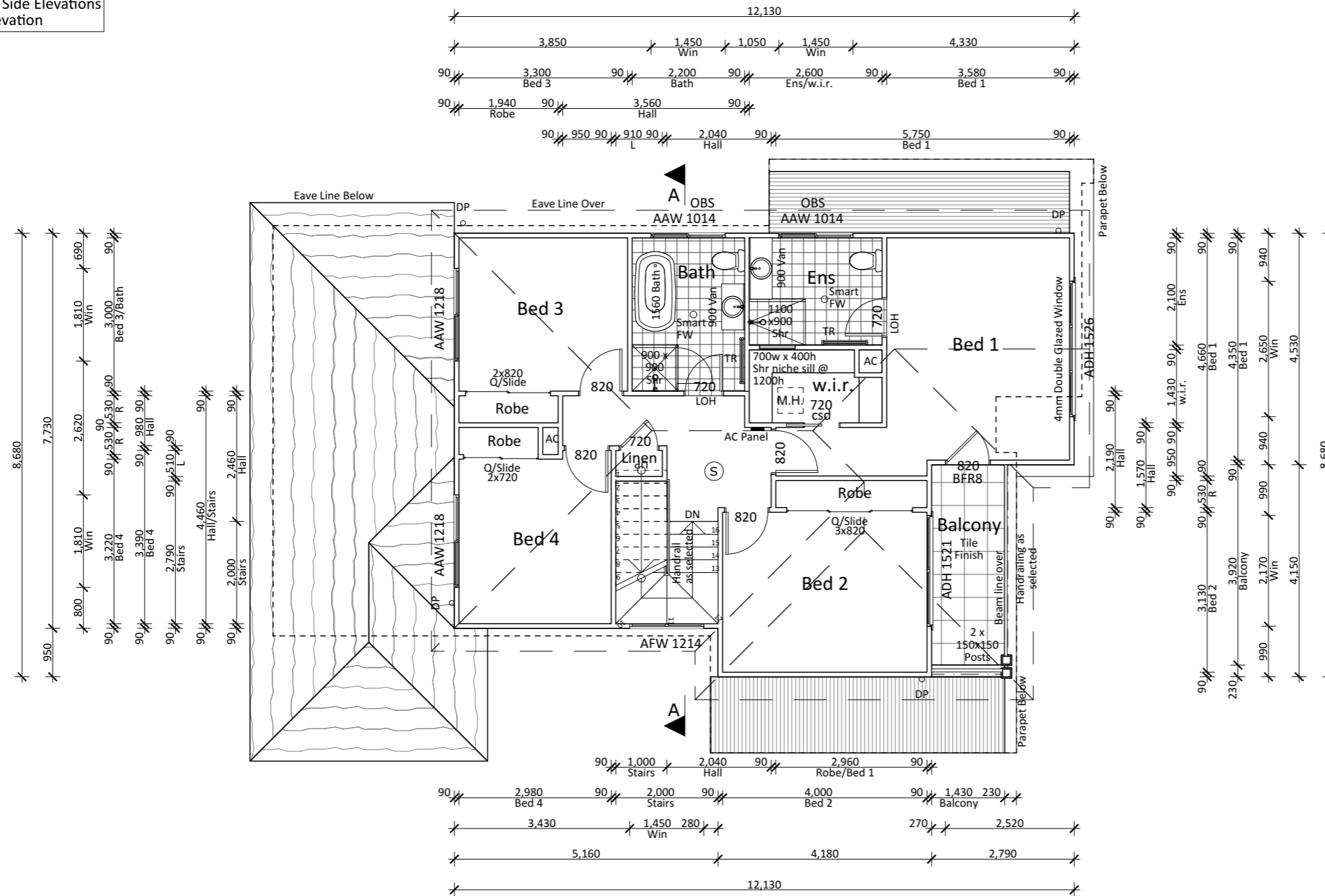


Office: 1a/10 Exchange Parade
Narellan NSW 2567
Phone : 0246472552
Email: info@accuratedesign.com.au

Note:
Fiberglass mesh fly screens
to all openable windows

Note:
Internal Doors to Ground Floor to be 2,340h
Internal Doors to Upper Floor to be 2,040h

Note:
BAL 29 to Front & Side Elevations
BAL 19 to Rear Elevation



Floor Area (m2)	
Porch	2.79
Balcony	5.93
Alfresco	19.33
Garage	37.31
Upper Living	84.02
Ground Living	93.22
	242.60 m²

Upper Floor Plan
1:100

- Legend:**
- ACU - Air Conditioning Unit
 - AJ - Articulation Joint
 - B/Bar - Breakfast Bar
 - BLO - Beam Line Over
 - DP - Downpipe
 - DW - Dishwasher
 - Ens - Ensuite
 - F/P - Fire Place
 - FW - Floor Waste
 - HWS - Hot Water System
 - L - Linen
 - LC - Laundry Chute
 - LOH - Lift off Hinge
 - LT - Laundry Tub
 - MH - Manhole
 - MW - Microwave Oven
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 - P - Pantry
 - R - Robe
 - RHS - Rolled Hollow Steel
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 - Final AJ's to engineers specifications
 - Plus or minus 200mm to floor levels
 - Steel beam required if any openings have more than 6 courses of brickwork above

Icon Job Number: J0/390

Client Approval: _____ Date: _____



Job:
Proposed B/V Residence

LOT: 4 DP: 270907
**#75 Lorikeet Grove,
Warriewood**

Drawing:
Upper Floor Plan

Scale: **1:100** Date: **02-07-20**

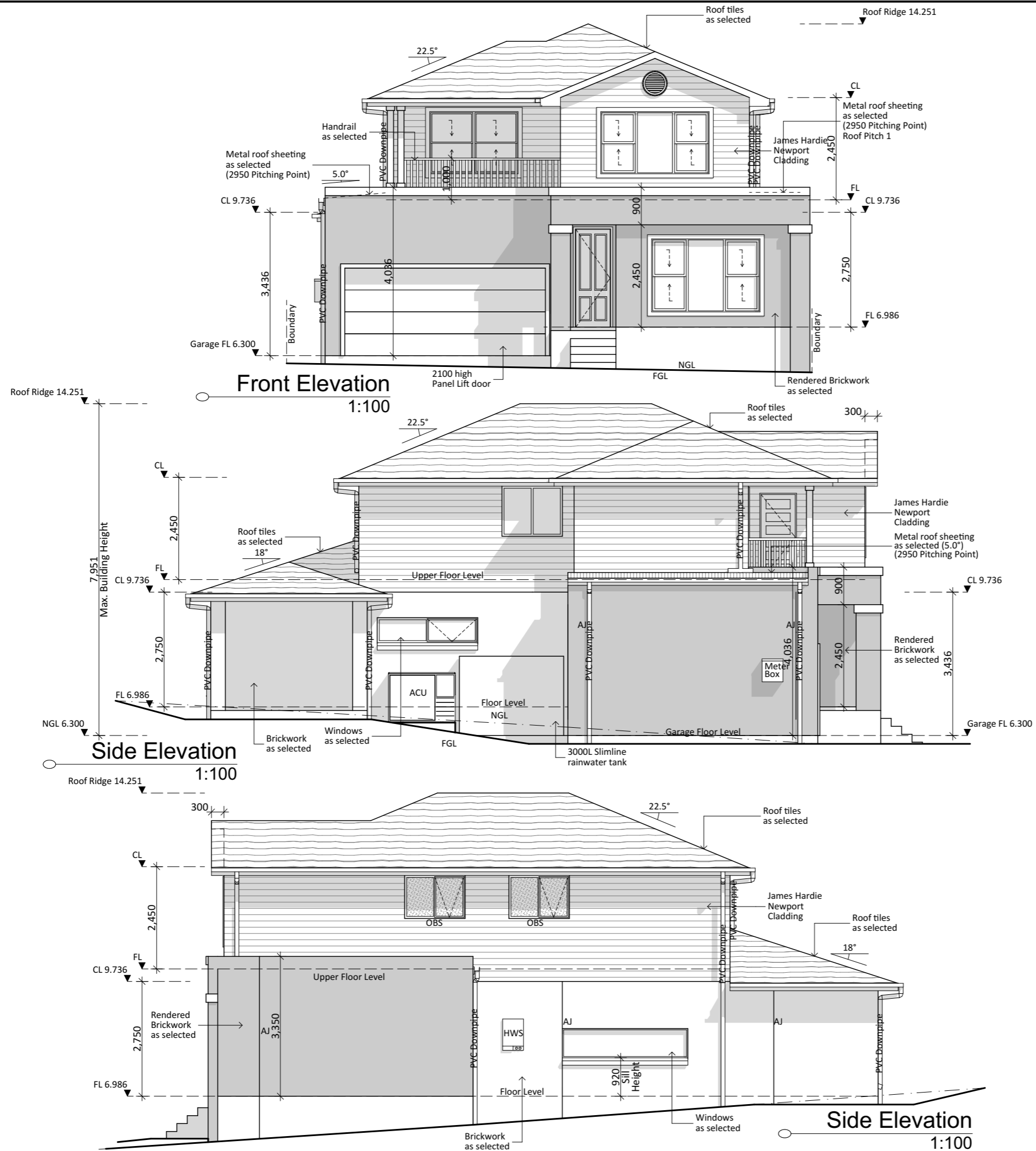
Drawing No: **20003-6** Sheet: **4/10** Issue: **G**

House Design: Tampa 24 MODIFIED



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Narellan NSW 2567
Phone : 0246472552
Email: info@accuratedesign.com.au

- Legend:**
 ACU - Air Conditioning Unit
 AJ - Articulation Joint
 CL - Ceiling Level
 FGL - Finish Ground Line
 FL - Floor Level
 HWS - Hot Water System
 NGL - Natural Ground Line
 OBS - Obscure
 DP - Downpipe
 RW - Retaining Wall



- Notes:**
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 8. Plus or minus 200mm to floor levels
 9. Steel beam required if any openings have more than 6 courses of brickwork above

Icon Job Number: J0/390

Client Approval: _____ Date: _____



Job:
Proposed B/V Residence

LOT: 4 DP: 270907
#75 Lorikeet Grove, Warriewood

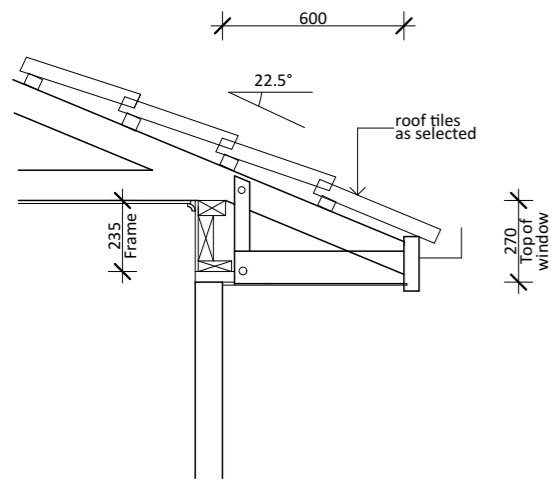
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Scale: **1:100** Date: **02-07-20**

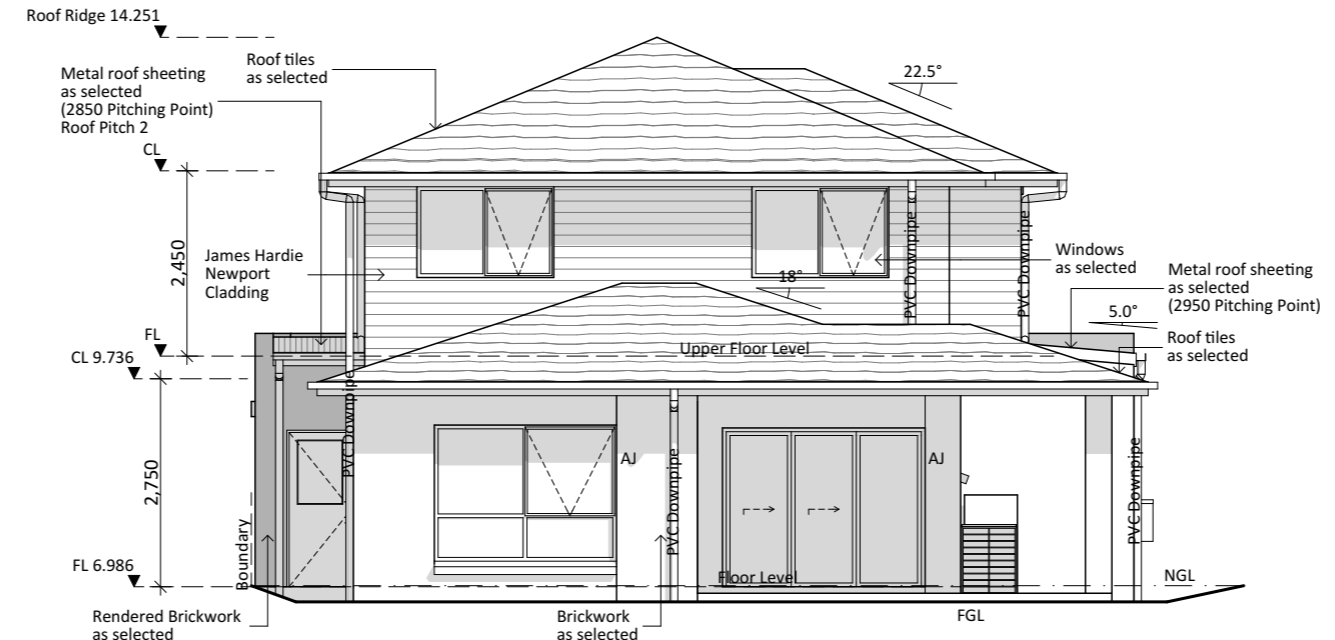
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House Design: Tampa 24 MODIFIED

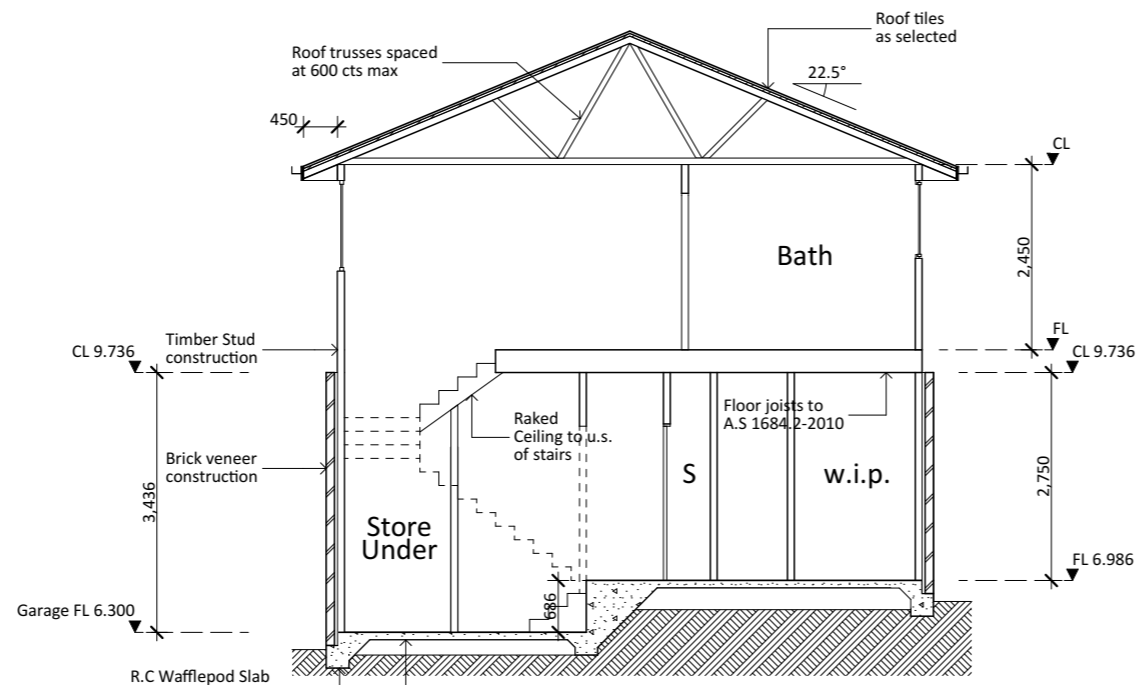
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 Narellan NSW 2567
Phone : 0246472552
 Email: info@accuratedesign.com.au



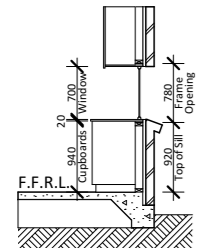
Eave Details
1:25



Rear Elevation
1:100



Section A-A
1:100



Kitchen Sill Detail
1:100

- Legend:**
- ACU - Air Conditioning Unit
 - AJ - Articulation Joint
 - CL - Ceiling Level
 - FGL - Finish Ground Line
 - FL - Floor Level
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Icon Job Number: J0/390

Client Approval: _____ Date: _____



Job:
Proposed B/V Residence

LOT: 4 DP: 270907
#75 Lorikeet Grove, Warriewood

Drawing:
Elevation, Section & Details

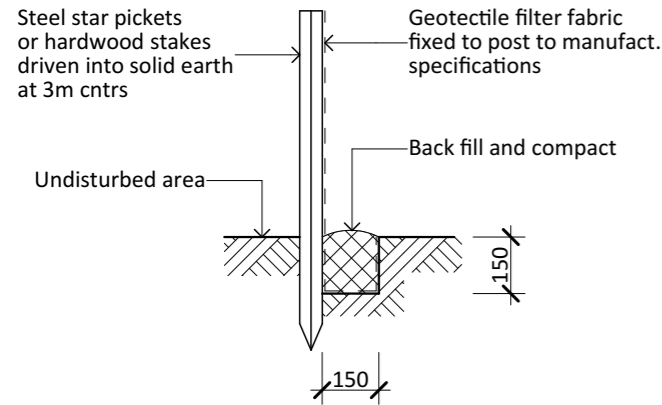
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1:100, 1:25	02-07-20

Drawing No:	Sheet:	Issue:
20003-6	6/10	G

House Design: Tampa 24 MODIFIED

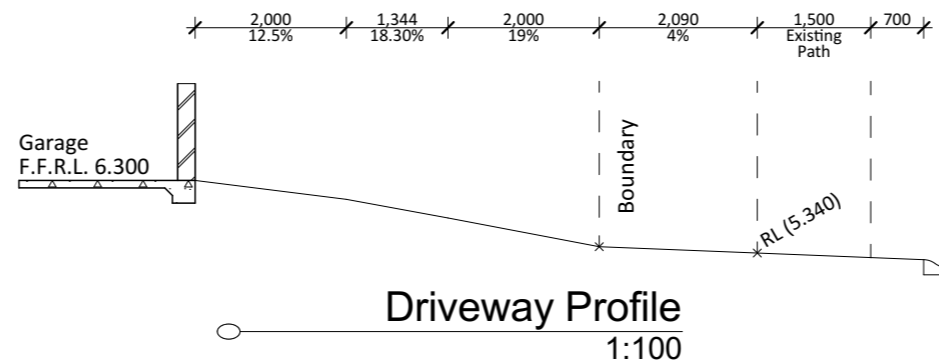
 **Accurate**
design and drafting

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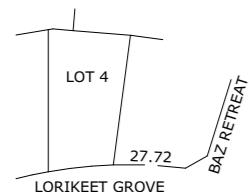
Soil Erosion and Sediment Control Fence
 1. Siltation fencing is to be placed as shown on the site plan as so to prevent silt run off to any adjoining property or to the street. This measure is to be placed prior to any excavation work beginning and is to be removed only when the sites surface as been stabalized, i.e. paved, landscaped or turfed
 2. 40mm crushed rock aggregate is to be placed as an access driveway to the site and must be maintained throughout the course of construction.

Typical Silt Fence
1:20



LOCATION PLAN

LAT: -33.6880
LONG: 151.2997



LEGEND

	BENCH MARK
	PHOTO POINT
	GULLY PIT
	VEHICULAR CROSSING
	TOP OF BANK
	BOTTOM OF BANK

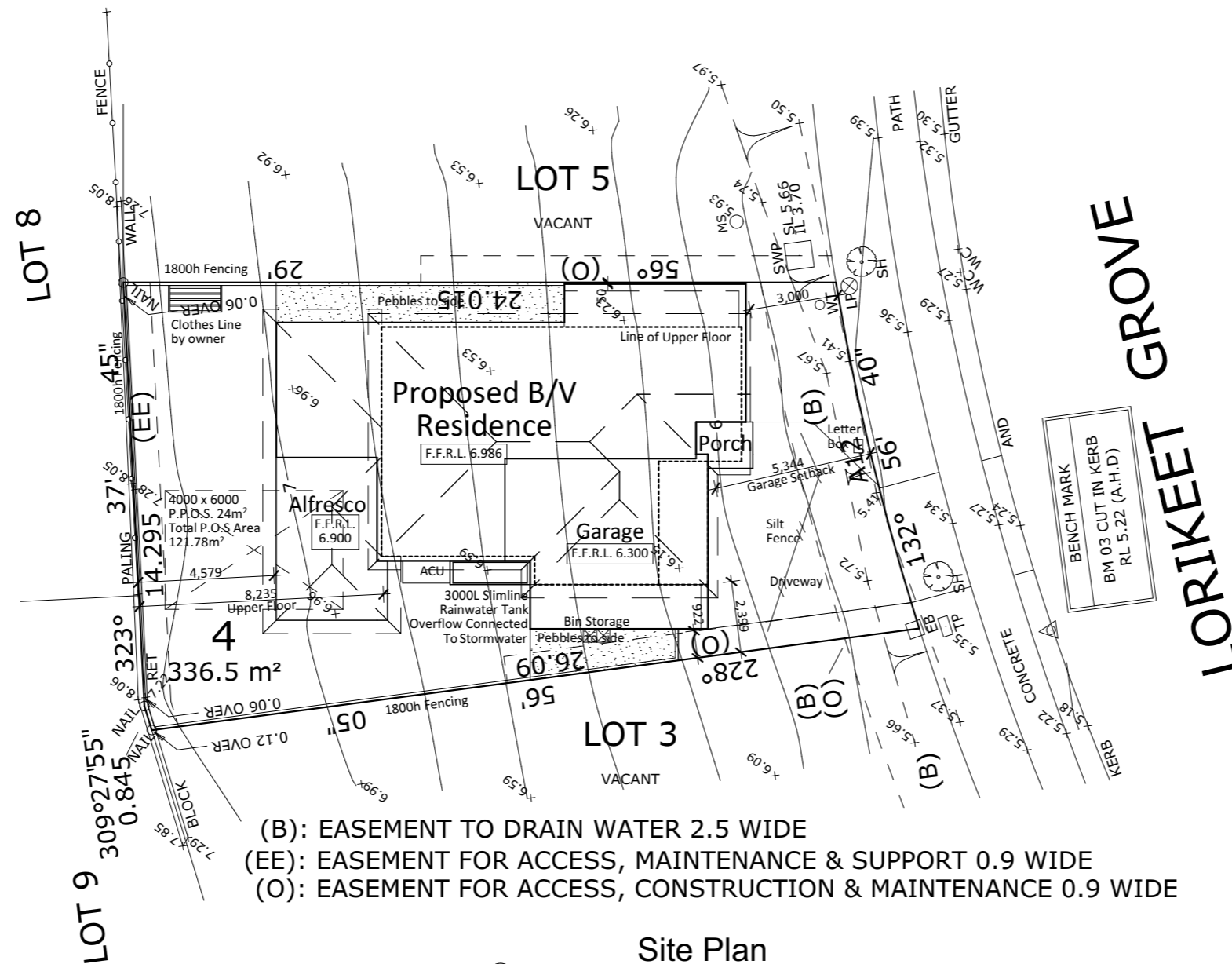
ABBREVIATIONS

EB	- ELECTRICAL BOX
EM	- ELECTRICAL METER
GM	- GAS METER
H	- HYDRANT
KO	- KERB OUTLET
LH	- LAMP HOLE
LP	- LIGHT POLE
MH	- MAN HOLE
MS	- MAINTENANCE SHAFT
PP	- POWER POLE
R	- HYDRANT RECYCLED
SH	- SHRUB
SIO	- SEWER INSPECTION OPENING
SMH	- SEWER MAN HOLE
SR	- STOP VALVE RECYCLED
SV	- STOP VALVE
SVP	- SEWER VENT PIPE
SWP	- STORM WATER PIT
T	- TREE
TP	- TELECOMMUNICATIONS PIT
VER	- VERANDAH
WT	- WATER TAG
WM	- WATER METER
WMR	- WATER METER RECYCLED
WC, GC, EC, TC	- SERVICE CONDUIT
W/C	- WATER CLOSET

SOURCE OF LEVELS

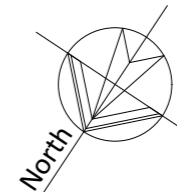
SSM 24845 RL 12.835

S.C.I.M.S



(B): EASEMENT TO DRAIN WATER 2.5 WIDE
 (EE): EASEMENT FOR ACCESS, MAINTENANCE & SUPPORT 0.9 WIDE
 (O): EASEMENT FOR ACCESS, CONSTRUCTION & MAINTENANCE 0.9 WIDE

Site Plan
1:200



Lot 4
336.50m²
DP: 270907

- Notes:
 1. Levels shown are approx and should be verified on site
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 7. Final AJ's to engineers specifications
 8. Plus or minus 200mm to floor levels
 9. Steel beam required if any openings have more than 6 courses of brickwork above

Icon Job Number: J0/390

Client Approval: _____ Date: _____



Job:
Proposed B/V Residence

LOT: 4 DP: 270907
#75 Lorikeet Grove, Warriewood

Drawing:
Site Plan

Scale: **1:200, 1:20** Date: **02-07-20**

Drawing No: **20003-6** Sheet: **7/10** Issue: **G**

House Design: Tampa 24 MODIFIED


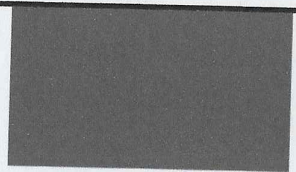
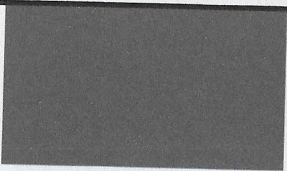
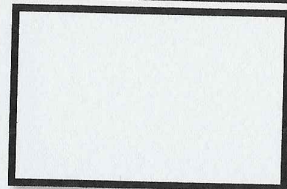
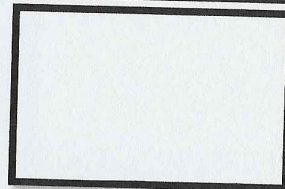
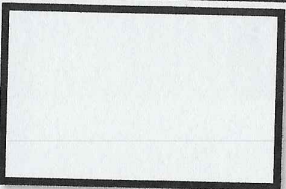
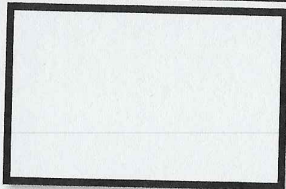
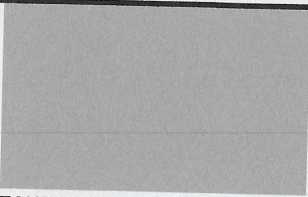
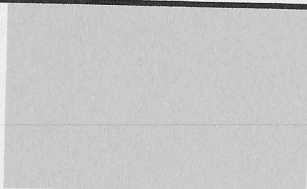
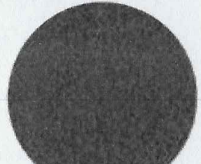
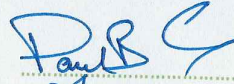



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EXTERNAL COLOUR SCHEDULE

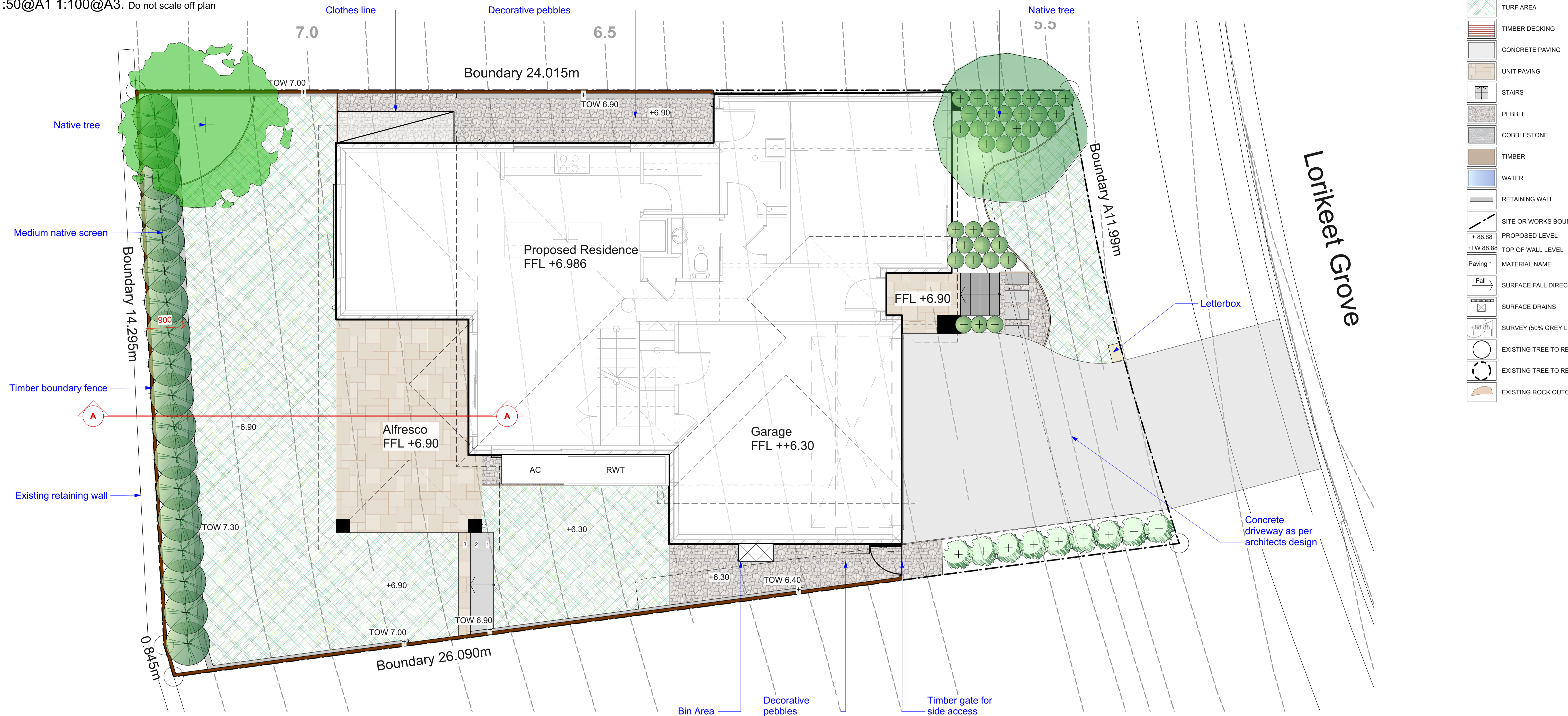
Client Name: GROUNDS

Job Address: LOT 4, LOIKEET GROVE, WARRIEWOOD

 BRISTLE COAL	 MONUMENT CB 66 COLORBOND	 MONUMENT CB 66 COLORBOND	 TAUBMANS BRILLIANT WHITE	 COLORBOND THREDBO WHITE
 STEGBAR PEARL WHITE	 TAUBMANS BRILLIANT WHITE	 TAUBMANS OBSERVATION	 TAUBMANS BARLEY BEIGE	 CHARCOAL
ISSUE: 1				
CLIENT 1 SIGNATURE				DATE: 29/5/20
CLIENT 2 SIGNATURE				DATE: 29/5/20
H.O.G CONSULTANT		Rebecca Cleary		DATE: 11.05.2020

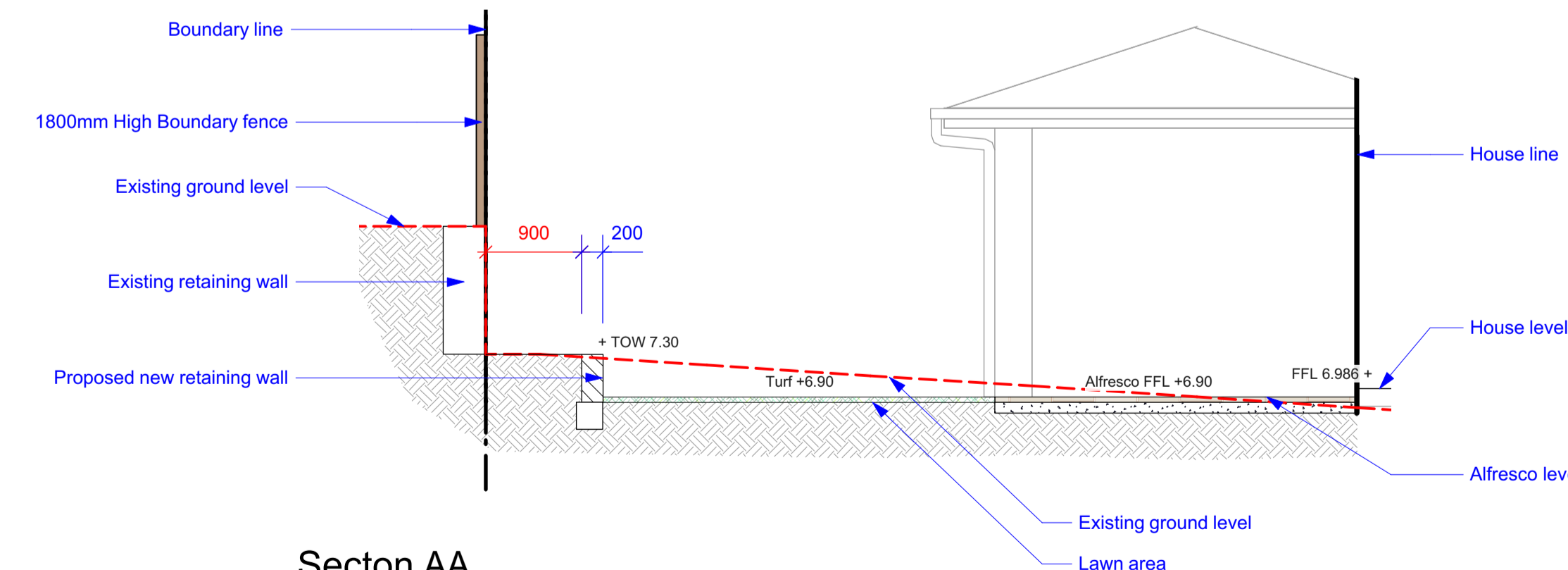
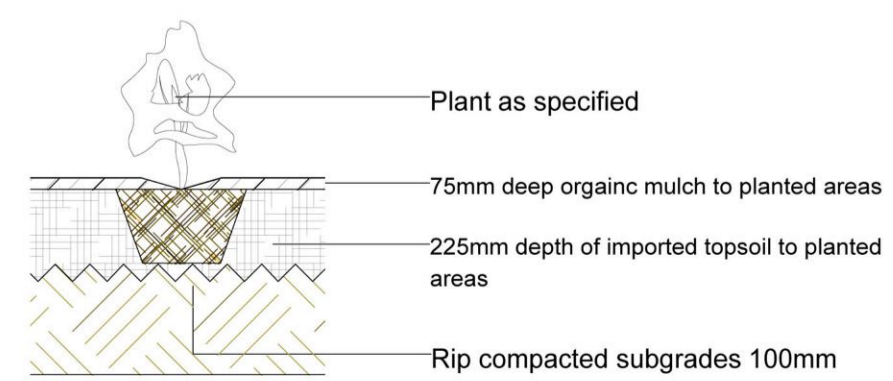
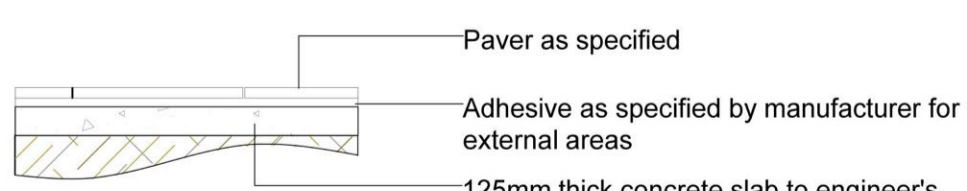
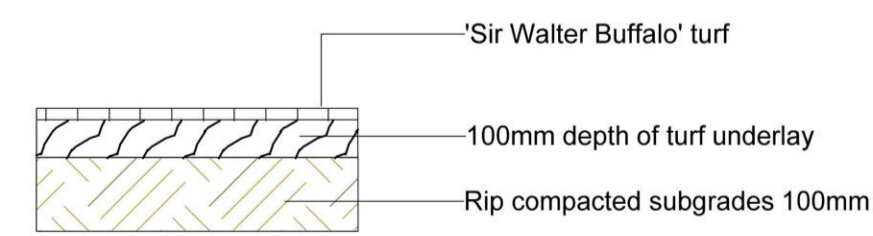
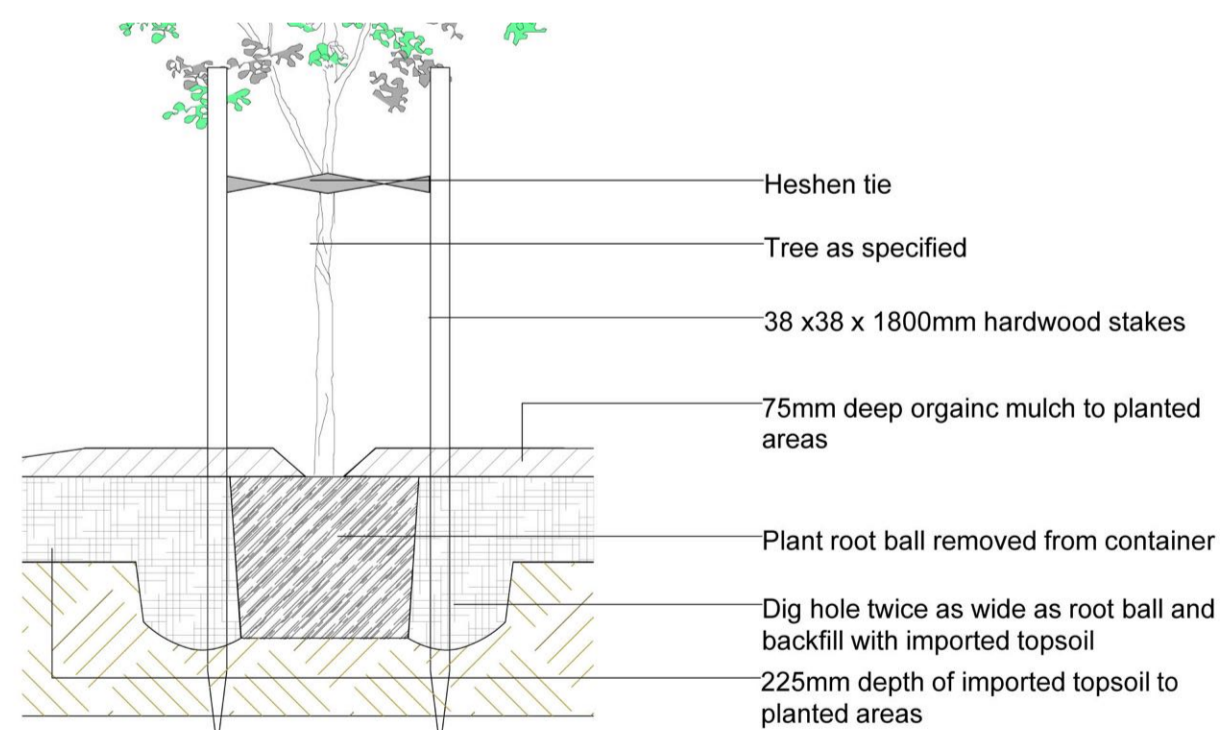
NOTE: This external colour schedule is final. No changes will be permitted unless required by the developer/council. Changes outside of this will incur an administration fee. Please note images are an indication only and may not be a true representation of the final product/colour. Please refer to your Product Selection Document for further details.

- TURF AREA
- TIMBER DECKING
- CONCRETE PAVING
- UNIT PAVING
- STAIRS
- PEBBLE
- COBBLESTONE
- TIMBER
- WATER
- RETAINING WALL
- SITE OR WORKS BOUNDARY
- PROPOSED LEVEL
- TOP OF WALL LEVEL
- MATERIAL NAME
- SURFACE FALL DIRECTION
- SURFACE DRAINS
- SURVEY (50% GREY LINES)
- EXISTING TREE TO RETAIN
- EXISTING TREE TO REMOVE
- EXISTING ROCK OUTCROP



A

A



Notes:
 >Do not scale off plan.
 >Contractors to check all measurements onsite before quoting or commencing work.
 >If abnormalities arise, contact the Landscape Architect.
 >This design is copyright and is not to be reproduced in anyway without written consent of Jamie King Landscape Architect

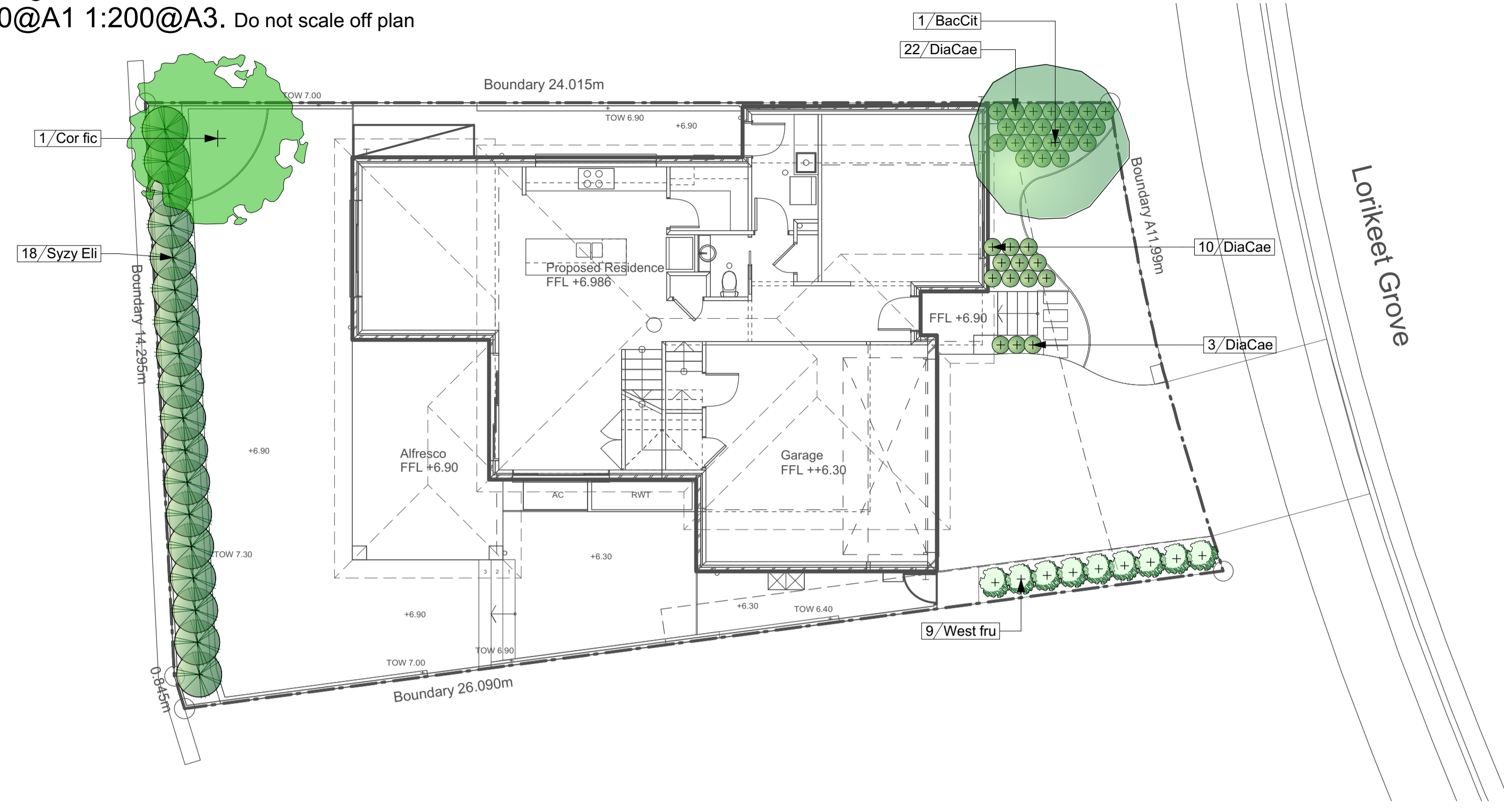
ISSUE	DATE	REVISION
C	28/4/20	Issue C for DA
B	24/04/20	Issue B for DA
A	21/04/20	Issue for review

PROJECT	75 Lorikeet Grove, Warriewood		PROJECT #	2075
CLIENT	Grounds		DATE #	See above
DWG	Landscape Site Plan		SCALE @ A1	See Plan
CHKD	JK	REVISION	C	DWG # Sht-101

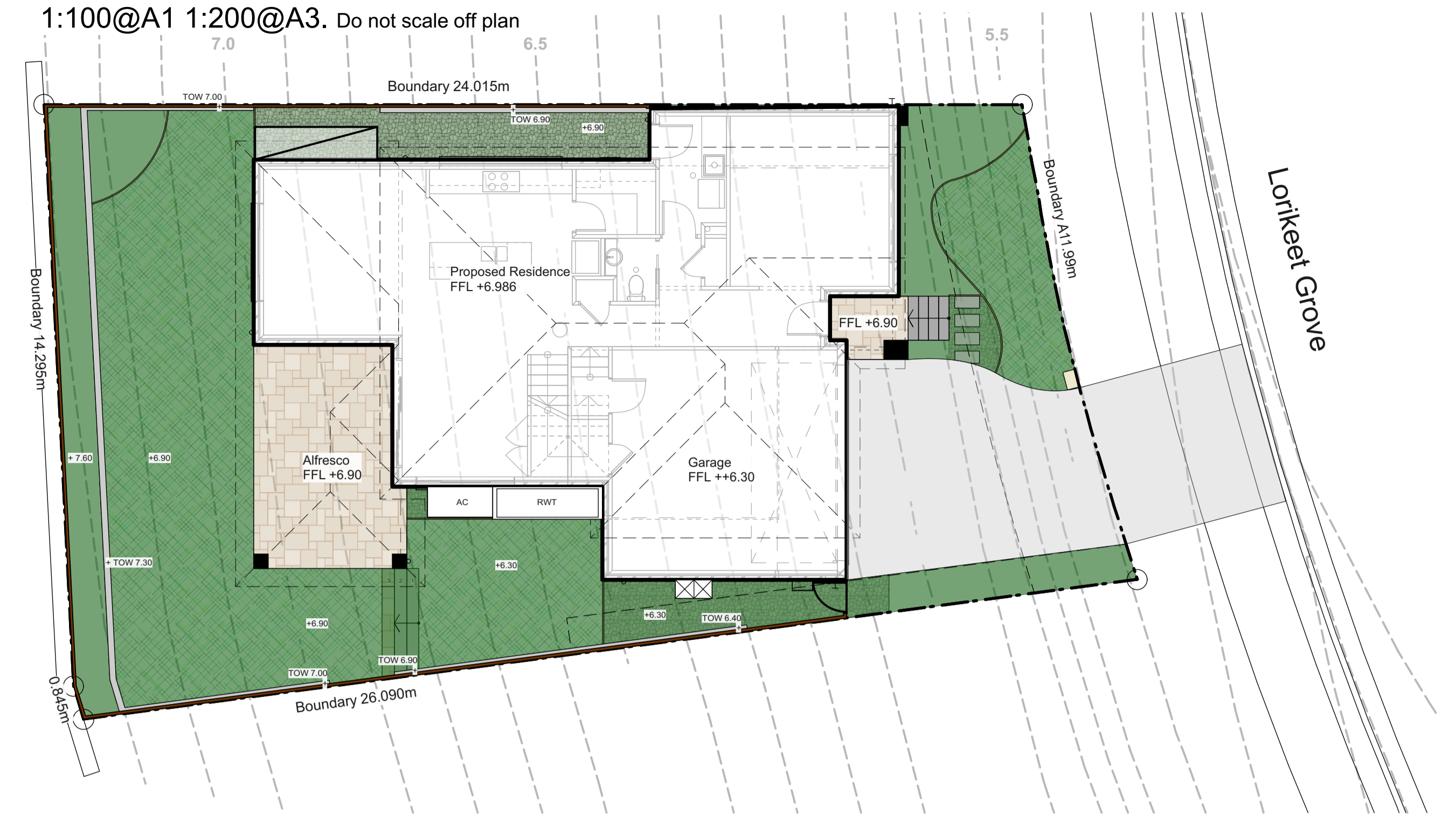


JAMIE KING
 LANDSCAPE ARCHITECT
 DESIGN ● APPROVE ● MANAGE

Planting Plan
1:100@A1 1:200@A3. Do not scale off plan



Areas Plan
1:100@A1 1:200@A3. Do not scale off plan



Backhousia citriodora



Corymbia ficifolia



Dianella caerulea



Syzygium 'Elite'



Westringia fruticosa

AREA CALCULATION		
	AREA (m2)	PERCENTAGE
Site	336,10	
Landscape total as per DCP	152,63	45,41%

ID	Quantity	Latin Name	Common Name	Plantlist Name	Scheduled Size	Mature Height	Mature Spread
BacCit	1	Backhousia citriodora	Lemon Scented Myrtle	B. citriodora	25lt	8 - 10m	6 - 10m
Cor fic	1	Corymbia ficifolia	Red flowering gum	Corymbia ficifolia	45lt	6 - 8m	3 - 5m
DiaCae	35	Dianella caerulea	Paroo Lily, Blue Flax-lily	Dianella caerulea	150mm	0.45 - 0.6m	0.3 - 0.6m
Szyz Eli	18	Syzygium 'Elite'	Lilly Pilly	Syzygium Eli	200mm	3 - 5m	2 - 3m
West fru	9	Westringia fruticosa	Coastal Rosemary	Wes fru	150mm	0.9 - 1.5m	0.9 - 1.2m

Notes:
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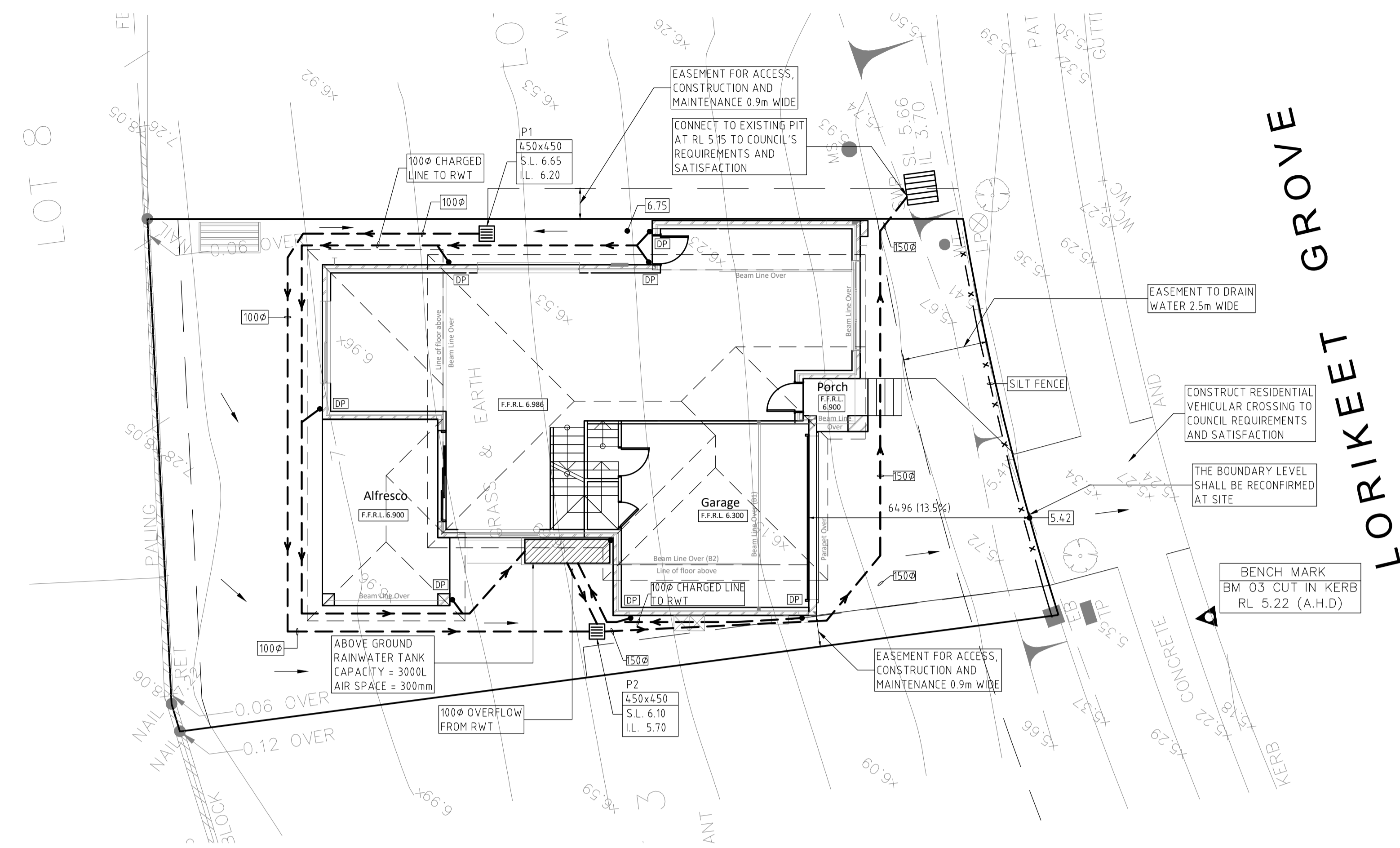
ISSUE	DATE	REVISION
C	28/4/20	Issue C for DA
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JAMIE KING
 LANDSCAPE ARCHITECT
 DESIGN ● APPROVE ● MANAGE

PROJECT	DATE	REVISION	PROJECT #
75 Lorikeet Grove, Warriewood			2075
CLIENT	DATE #	See above	DWG #
Grounds	SCALE @ A1	See Plan	Sht-102
DWG	DRAWN	SA	
Planting Plan	CHKD	JK	REVISION C

Jamie King Landscape Architect
 84 Palmgrove Rd, Avalon, NSW, 2107 T: 0421 517 991 E: jamie@jamielandscape.com.au
 W: www.jamieking.com.au



RAINWATER TANK NOTES:

CAPACITY: RAINWATER TANK HAS A CAPACITY AS MARKED IN THE PLAN.

RAINWATER CONNECTION: TANK WATER WILL BE PLUMBED TO ALL OUTDOOR WATERING ALL TOILETS AND LAUNDRY AS PER BASIX REQUIREMENT (TO BE RE-CONFIRMED FROM BASIX REPORT).

FIRST FLUSH: 'FIRST FLUSH' DEVICE WILL BE FITTED TO REMOVE SURFACE CONTAMINATION.

NON DRINKING: TANK WATER WILL NOT BE CONNECTED TO DRINKING OR BATHING WATER OUTLETS.

FULLY ENCLOSED: TANKS WILL BE FULLY ENCLOSED AND SEALED TO PREVENT ACCESS BY MOSQUITOES.

NON REFLECTIVE FINISH: TANKS SURFACES WILL HAVE NON REFLECTIVE FINISH.

WARNING LABELS: A LABEL WILL BE AFFIXED TO THE TANKS WARNING THAT WATER IS NOT TO BE CONSUMED AND RAINWATER SIGNAGE WILL BE PLACED ABOVE ALL TANK WATER OUTLETS.

ROOFING MATERIALS: THE ROOF SURFACE FROM WHICH RAINWATER IS BEING DRAWN WILL NOT CONTAIN LEAD, TAR, ASBESTOS OR PAINTS.

BASE: TANKS WILL BE BUILT ON A SELF SUPPORTING BASE (ABOVE TANKS GROUND ONLY).

WATER PRESSURE: TANKS WILL BE FITTED WITH SMALL MOTORISED PUMP TO PROVIDE ACCEPTABLE WATER PRESSURE.

PUMP NOISE: PUMP WILL BE DESIGNED AND LOCATED NOT TO CAUSE A NOISE DISTURBANCE TO NEIGHBOURS (GENERALLY NOT 5 @BA ABOVE BACKGROUND NOISE).

INSTALLATION: WILL BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH SYDNEY WATER REQUIREMENTS AND THE NSW CODE OF PRACTICE PLUMBING AND DRAINAGE.

BACK FLOW PREVENTION: A BACK FLOW PREVENTION DEVICE WILL BE PROVIDED AT THE MAINS WATER METER.

DUAL SUPPLY: A TRICKLE TOP-UP SYSTEM WILL BE PROVIDED AT THE MAINS WATER.

BACK UP SUPPLY: A BACK UP SUPPLY OF MAINS WATER WILL BE PROVIDED IN EVENT OF FAILURE OR MAINTENANCE.

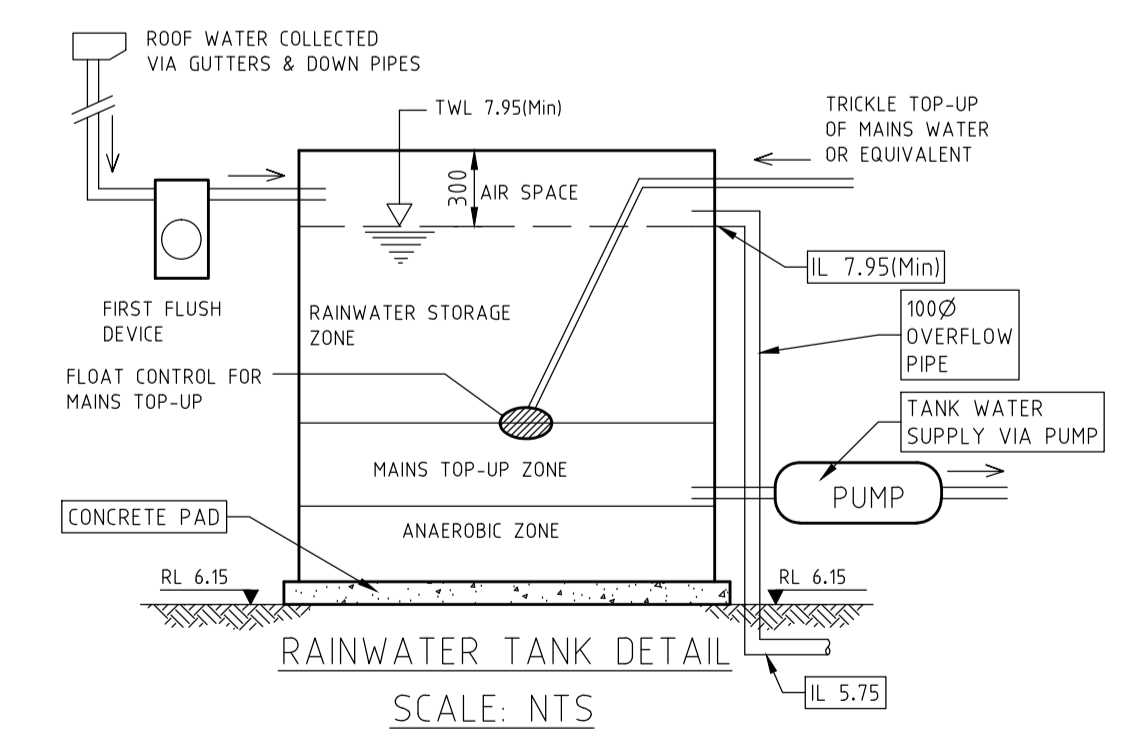
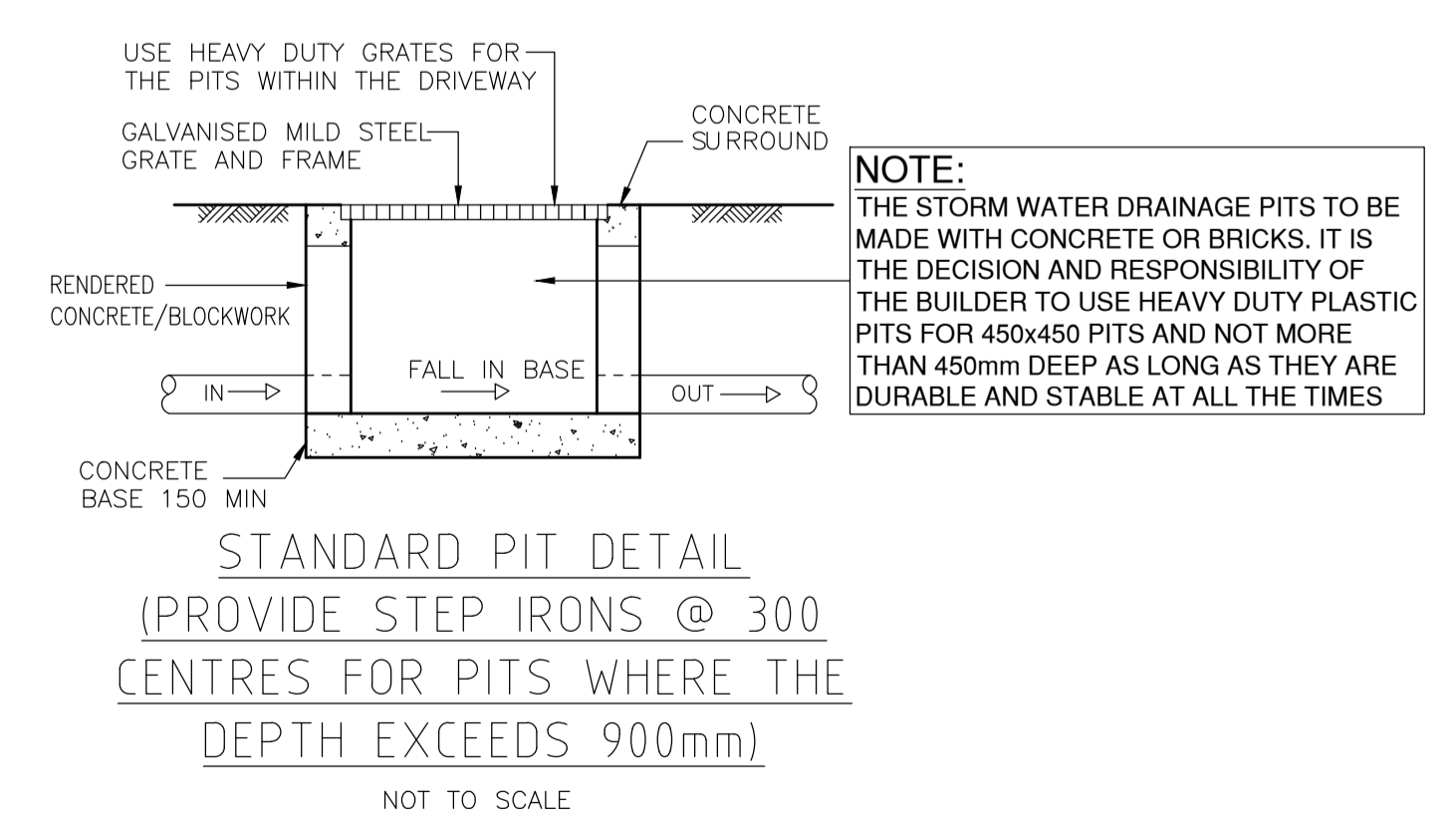
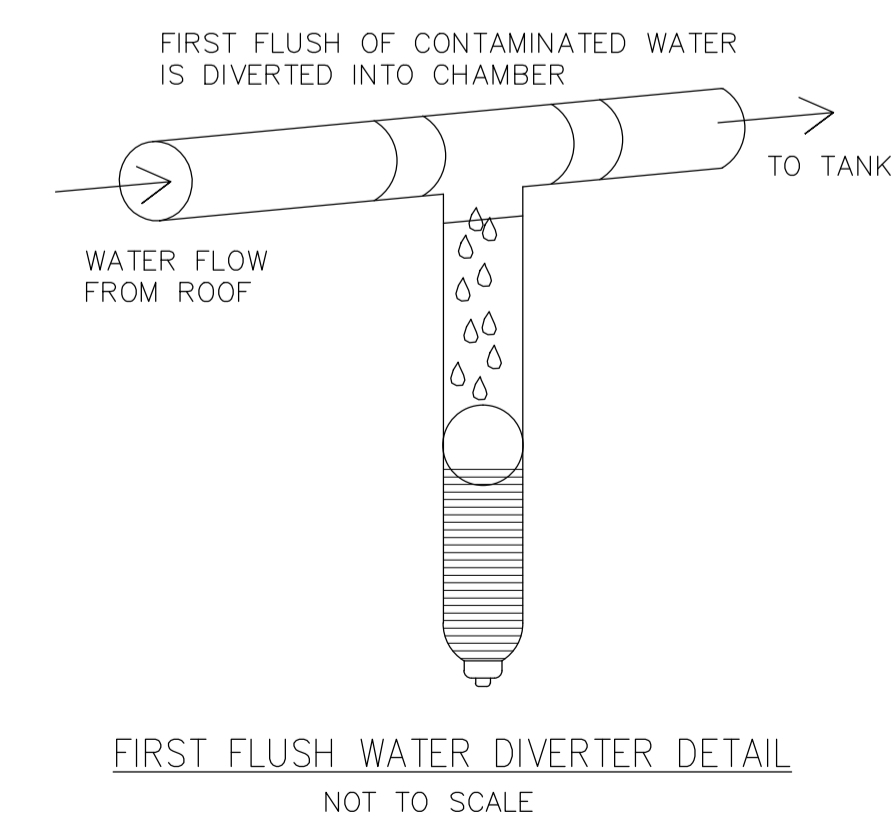
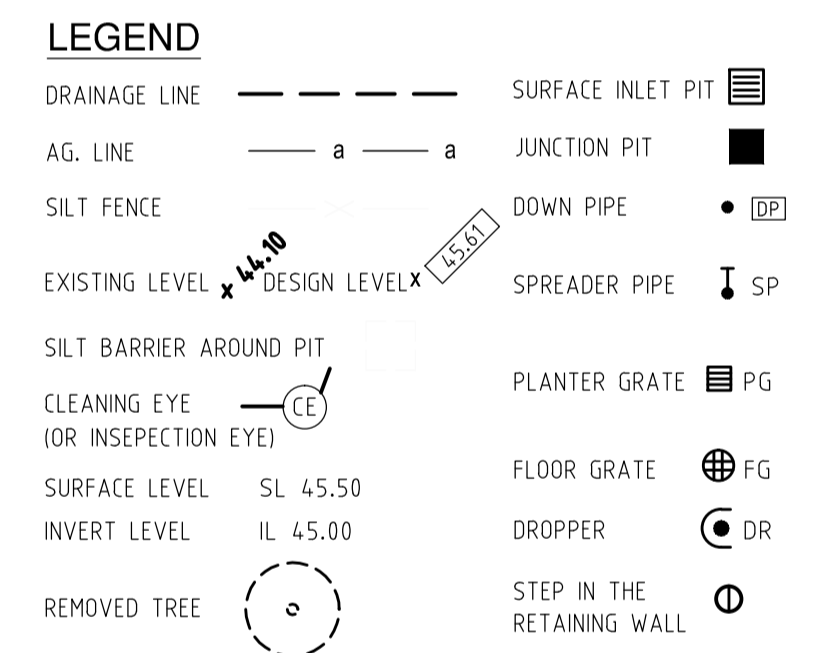
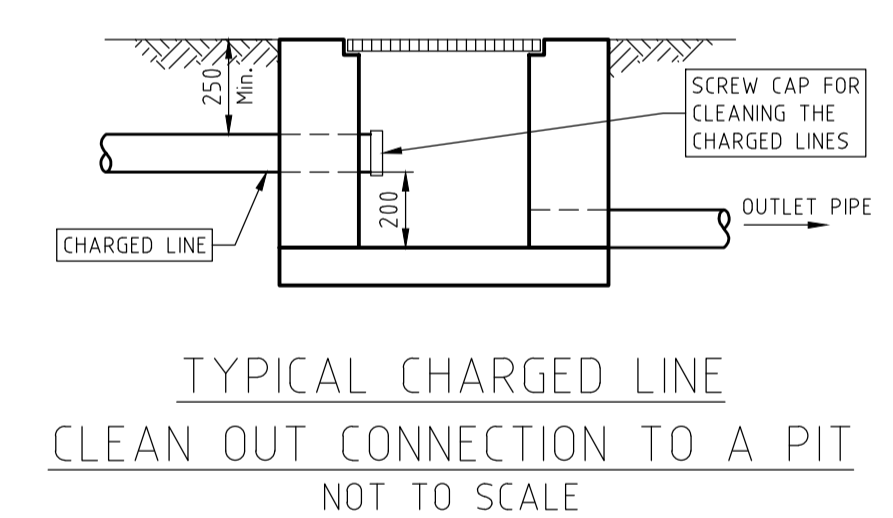
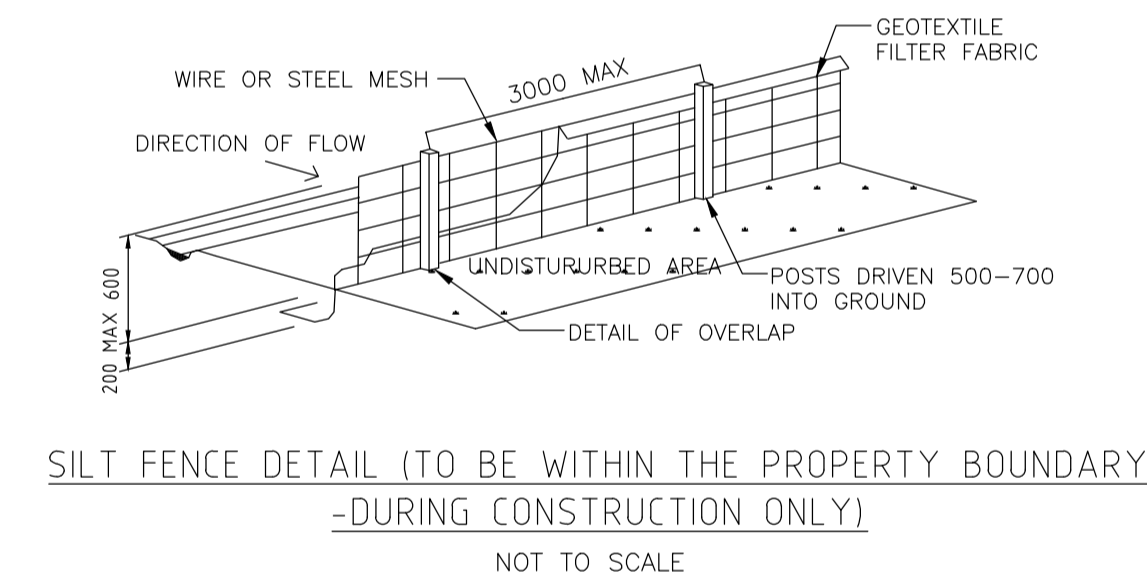
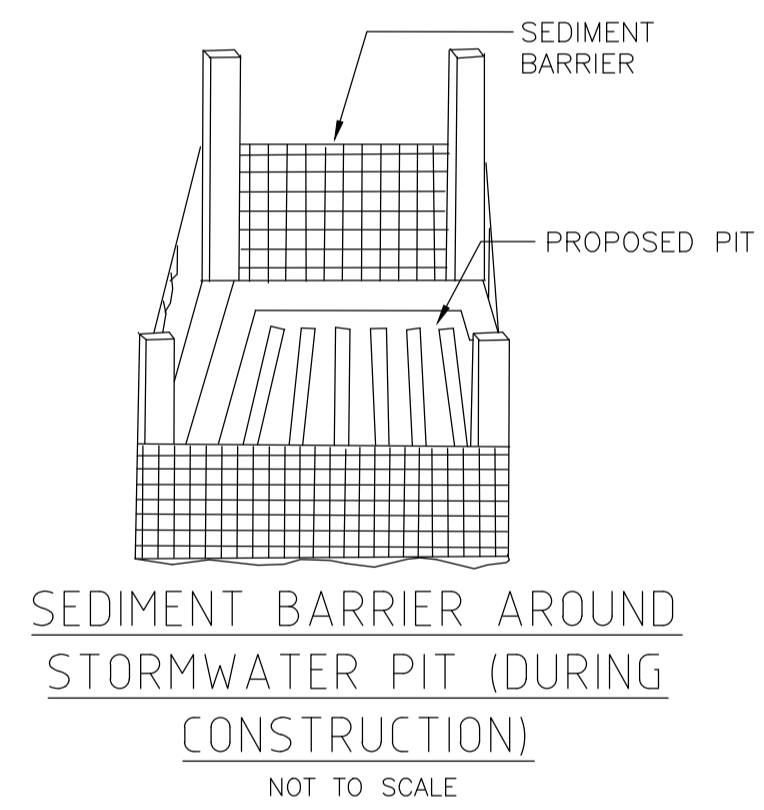
ANAEROBIC ZONE: WATER WILL BE DRAWN FROM ABOVE THE ANAEROBIC ZONE OF TANKS.

TANK CONSTRUCTION: TANKS WILL BE STRUCTURALLY SOUND AND CONSTRUCTED IN ACCORDANCE WITH AS/NZ3500.12-1998 NATIONAL PLUMBING AND DRAINAGE-WATER SUPPLY-ACCEPTABLE SOLUTIONS.

AIR GAP: TANKS WILL BE PROVIDED WITH AN AIR GAP IN ACCORDANCE WITH AS/NZ 3500.1.2 AND AS2845.2 ON GOING MAINTENANCE.

TANKS WILL BE WELL KEPT AND MAINTAINED BY THE OWNER.

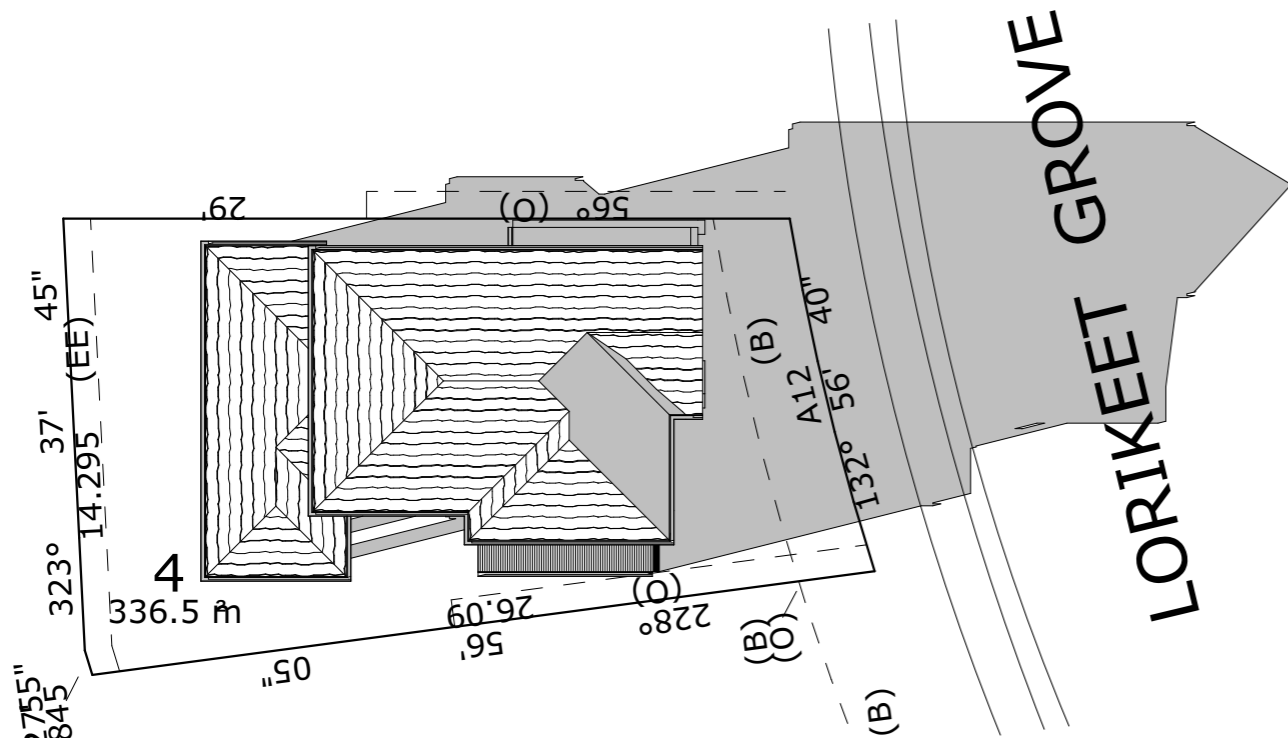
- NOTES:**
- ALL WORKS TO BE CONSTRUCTED TO THE REQUIREMENTS AND SATISFACTION OF NORTHERN BEACHES COUNCIL.
 - PRIOR TO COMMENCEMENT OF ANY SITE WORKS, THE BUILDING CONTRACTOR/PLUMBER HAS TO EXPOSE ALL SERVICES IN THE FULL WIDTH OF THE FOOTPATH TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPE.
 - THE DRAINAGE CONTRACTOR IS TO LOCATE AND RELOCATE AS NECESSARY ALL SERVICES ON SITE.
 - THE BUILDER IS TO VERIFY ALL LEVELS ON THE SITE PRIOR TO COMMENCING CONSTRUCTION.
 - SILT FENCE IS TO BE ERECTED PRIOR TO COMMENCING WORK. FENCE TO BE MAINTAINED IN WORKING ORDER DURING THE TIME OF CONSTRUCTION.
 - W.A.E. DRAWING BY A REGISTERED SURVEYOR IS REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
 - U.N.O. ALL DOWN PIPES ARE TO BE 100Ø.
 - U.N.O. ALL PIPES TO BE '100Ø CLASS 'SH' WITH 1% MIN SLOPE.
 - ALL THE RETAINING WALLS TO STRUCTURAL ENGINEERS DETAIL AND SHOULD BE WITHIN THE SITE BOUNDARY.
 - ALL THE DOWN PIPES FROM THE ROOF GUTTER TO RAINWATER TANK SHALL BE CHARGED LINES AND SOLVENT WELD JOINTED.



NOTE: CLEAN OUT LINES FROM THE CHARGED LINES TO BE CONNECTED TO THE NEAREST PITS WITH END CAP AT THE PIT END

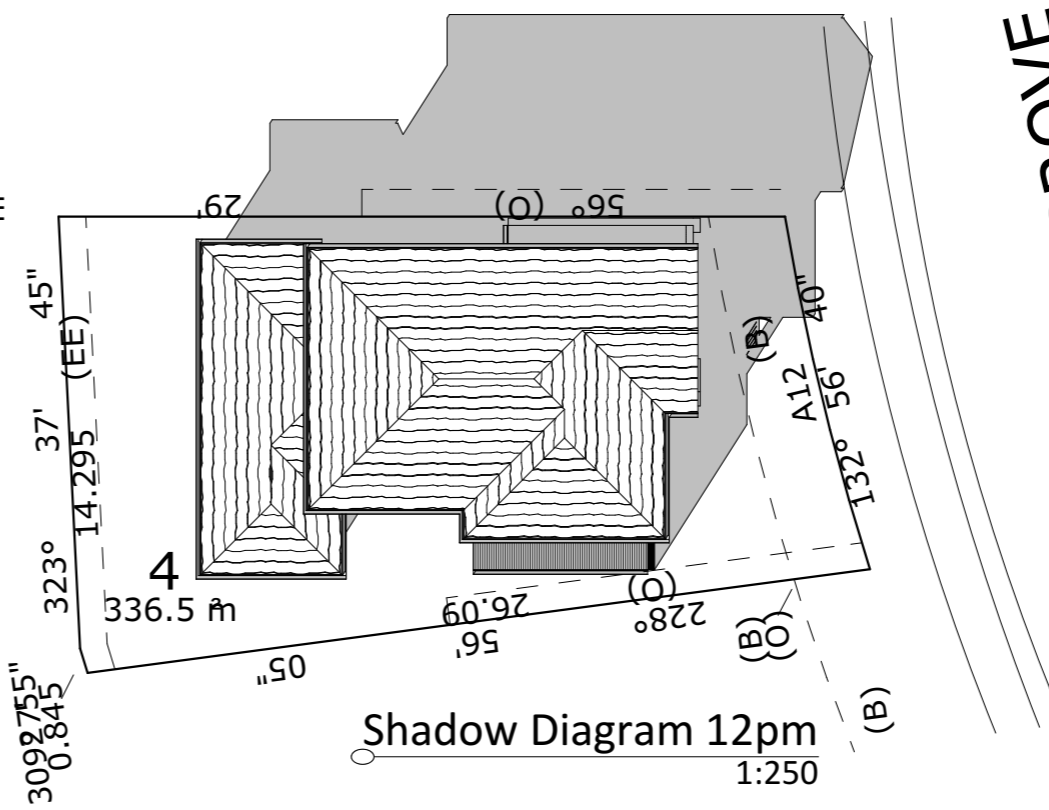
NOTE: THE PIT SURFACE LEVELS AND THE TOP OF RETAINING WALLS SHALL BE RE-CONFIRMED AT SITE

DESIGN BY:	VNK CONSULTING Pty Ltd PO BOX 9118 Harris Park NSW 2150 Mobile: 04 01 132 386 Email: VNKCONSULTING@GMAIL.COM	Drawing Title:	DESIGNED:	NL	Project:	Ref No.	250620-01
PRINCIPAL ENGINEER:	LOGAN N LOGESWARAN	STORMWATER DRAINAGE LAYOUT PLAN	DRAWN:	AJ	PROPOSED DWELLING LOT 4 (No. 75) LORIKEET GROVE WARRIEWOOD NSW 2102	Issue:	A
QUALIFICATIONS:	BscEng, MEng, MEngStud, M.ASCE, MIEAust, CPEng, NER		DATUM:	AHD			SHEET 1 of 1
Issue	Date	Description	DATE:	25.06.2020			

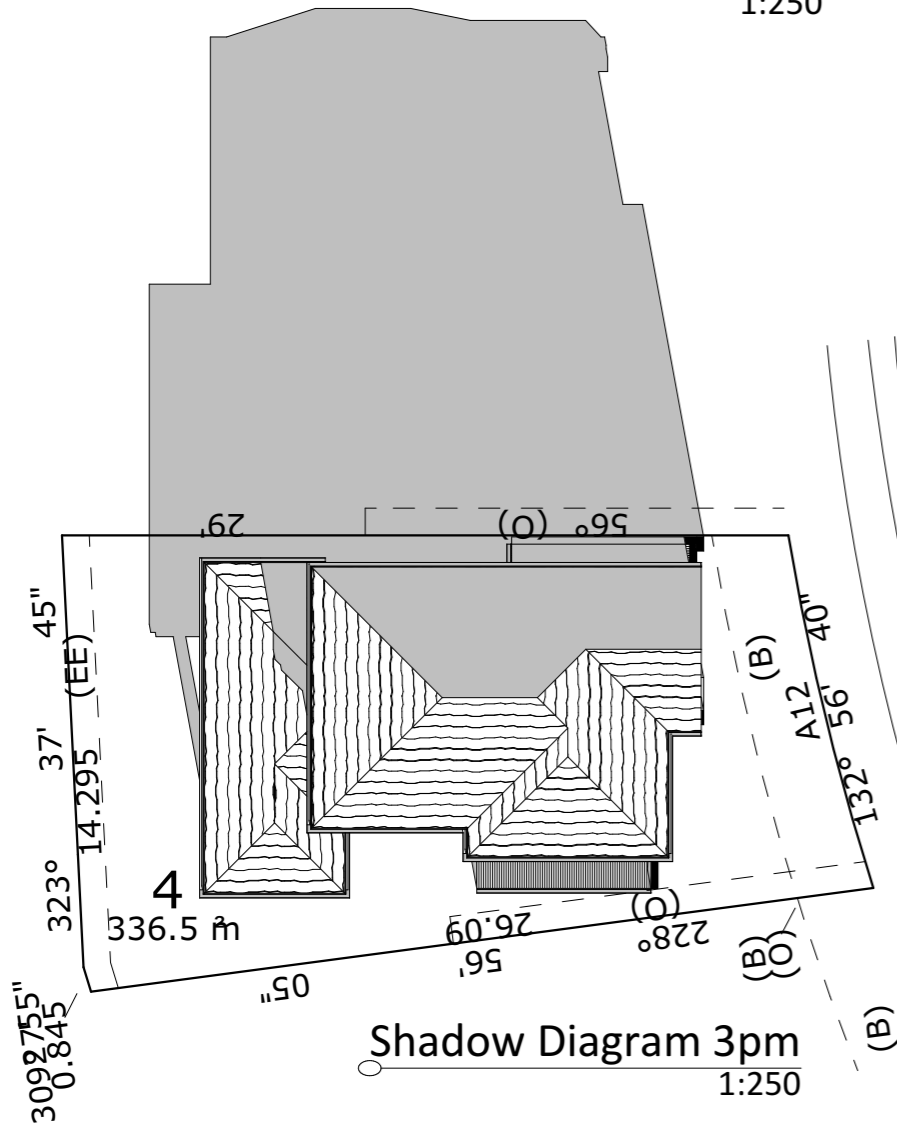


(B): EASEMENT TO DRAIN WATER 2.5 WIDE
 (EE): EASEMENT FOR ACCESS, MAINTENANCE & SUPPORT 0.9 WIDE
 (O): EASEMENT FOR ACCESS, CONSTRUCTION & MAINTENANCE 0.9 WIDE

Shadow Diagram 9am
 1:250



Shadow Diagram 12pm
 1:250

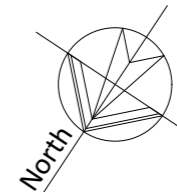


Shadow Diagram 3pm
 1:250

LORIKEET GROVE

LORIKEET GROVE

LORIKEET GROVE



Lot 4
 336.50m²
 DP: 270907

- Notes:
1. Levels shown are approx and should be verified on site
 2. Figured dimensions are to be taken in preference to scaling
 3. All measurements are in mm unless otherwise stated
 4. Window sizes are nominal only. Final window sizes by builder
 5. Dimensions are to be verified on site by builder before commencement of work.
 6. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
 7. Final AJ's to engineers specifications
 8. Plus or minus 200mm to floor levels
 9. Steel beam required if any openings have more than 6 courses of brickwork above

Icon Job Number: J0/390

Client Approval: _____ Date: _____



Job:
 Proposed B/V Residence

LOT: 4 DP: 270907
 #75 Lorikeet Grove,
 Warriewood

Drawing:
 Shadow Diagrams

Scale: _____ Date: 02-07-20

Drawing No: 20003-6 Sheet: 14/10 Issue: G

House Design: Tampa 24 MODIFIED



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